

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARK CARRABBA, VICE PRESIDENT, CARRABBA FAMILY LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5807 PAGE 259 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

MARK CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK CARRABBA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR, R.P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2006 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2006 BY SAID COMMISSION.

ART HUGHES
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2006.

KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

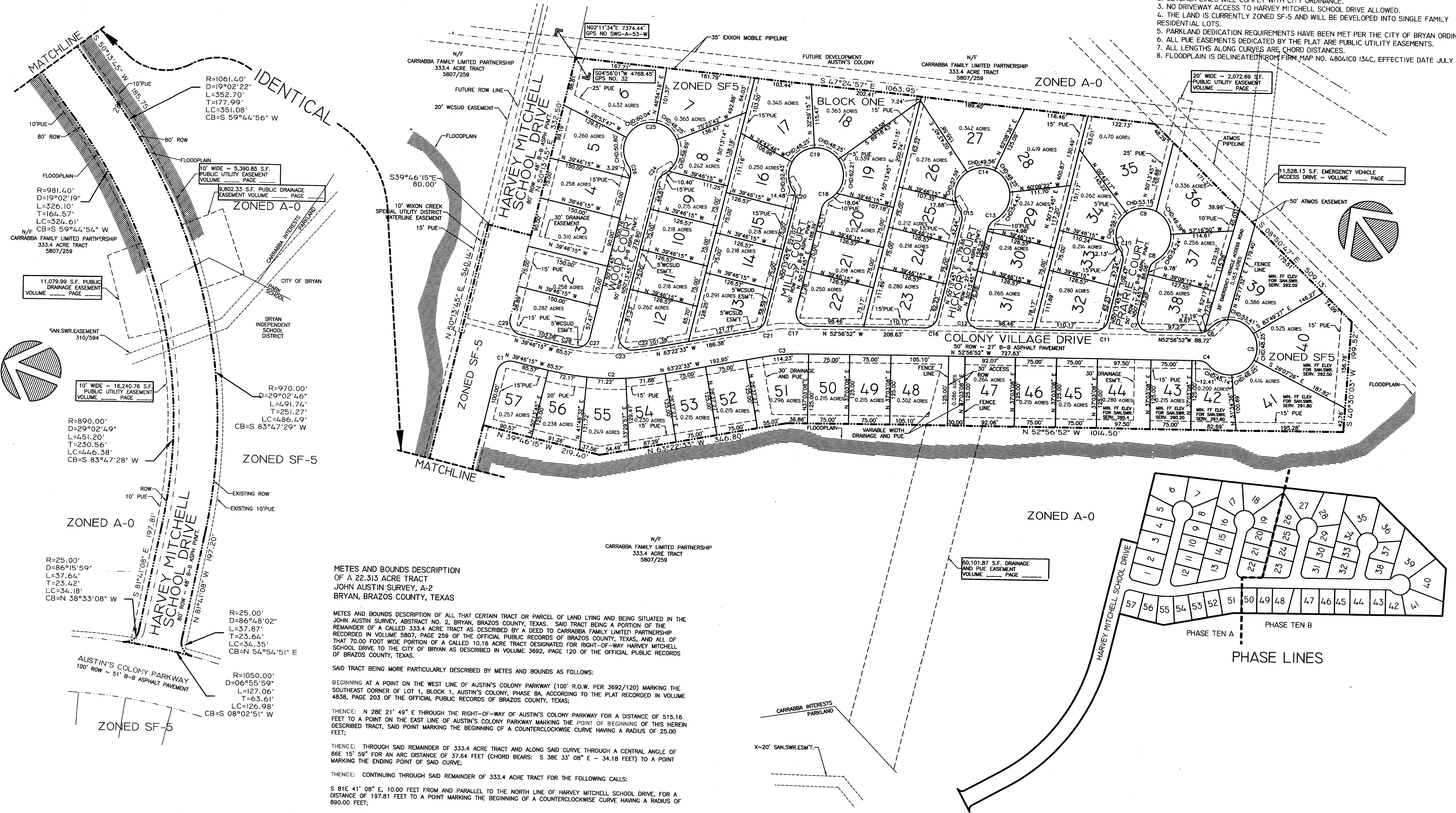
I, LINDA HUFF, P.E. THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2006.

LINDA HUFF, P.E.
CITY ENGINEER, BRYAN, TEXAS

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	S 84°46'15" E	35.36
C2	491.50	23°36'18"	202.49	102.70	S 51°34'24" E	201.06
C3	358.50	10°25'41"	65.25	32.71	S 98°09'43" E	65.16
C4	25.00	48°11'23"	21.03	11.18	S 28°51'11" E	20.41
C5	50.00	27°22'46"	241.19	44.72	N 37°03'08" E	66.67
C6	25.00	48°11'23"	21.03	11.18	N 77°02'34" W	20.41
C7	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C8	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C9	50.00	27°22'46"	241.19	44.72	N 39°46'15" W	66.67
C10	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C11	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C12	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C13	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C14	50.00	27°22'46"	241.19	44.72	N 39°46'15" W	66.67
C15	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C16	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C17	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C18	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C19	50.00	27°22'46"	241.19	44.72	N 39°46'15" W	66.67
C20	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C21	25.00	66°23'42"	28.97	16.36	S 83°25'36" W	27.38
C22	441.50	04°46'32"	36.80	18.41	N 60°59'17" W	36.79
C23	25.00	108°49'46"	47.49	34.94	N 04°11'08" W	40.66
C24	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C25	50.00	27°22'46"	241.19	44.72	N 39°46'15" W	66.67
C26	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C27	25.00	85°15'32"	37.20	23.01	N 87°08'29" W	33.86
C28	441.50	04°44'28"	36.53	18.28	N 42°08'29" W	36.52
C29	25.00	90°00'00"	39.27	25.00	N 05°13'45" E	35.36

- GENERAL NOTES:
1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 2. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 3. NO DRIVEWAY ACCESS TO HARVEY MITCHELL SCHOOL DRIVE ALLOWED.
 4. THE LAND IS CURRENTLY ZONED SF-5 AND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.
 5. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
 6. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
 7. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
 8. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 48041C0 134C, EFFECTIVE DATE JULY 2, 1992.



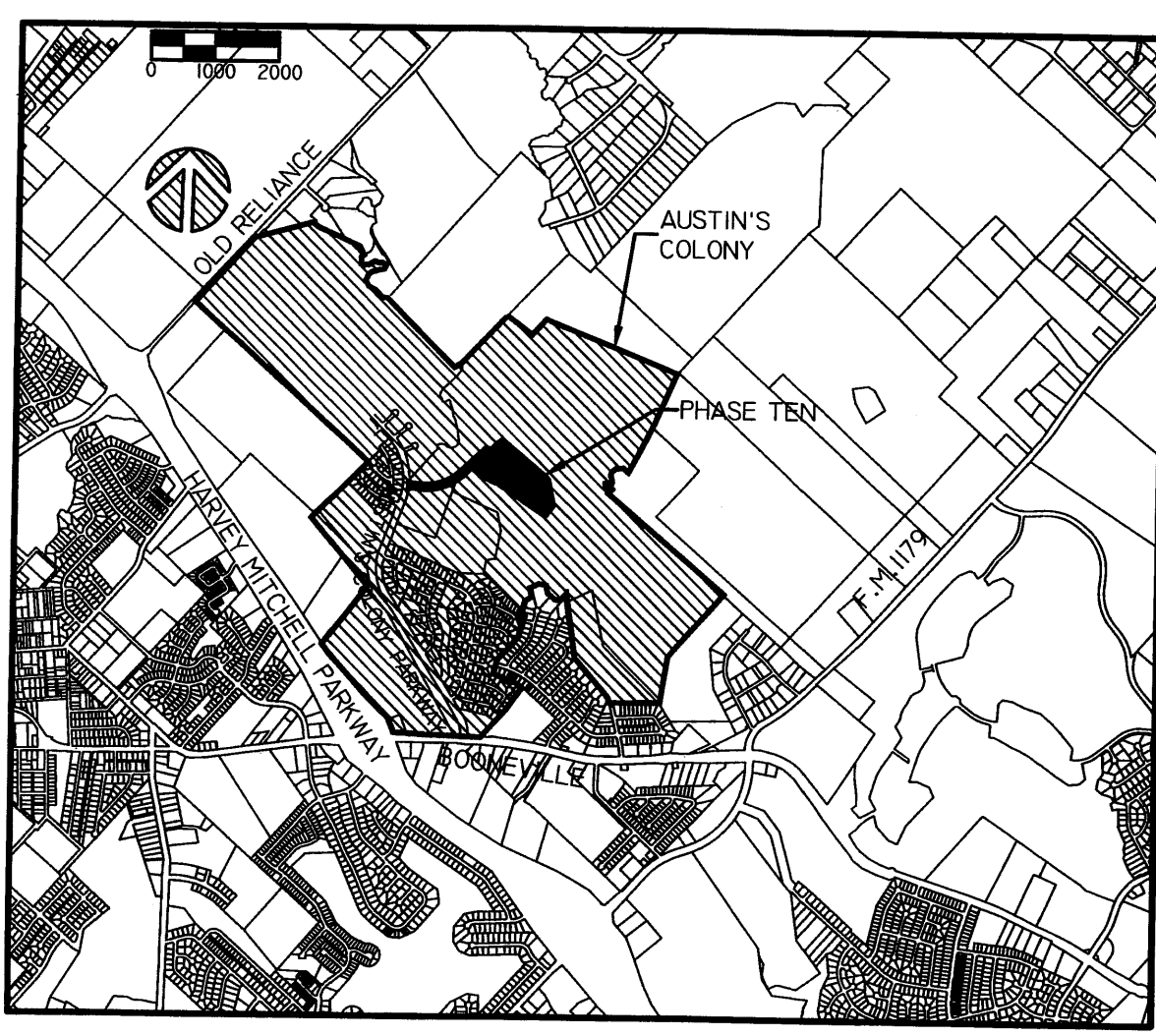
FINAL PLAT
AUSTIN'S COLONY PHASE TEN A & B
22.313 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=100' ~ MAY 23, 2006

OWNER & DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TX 77802
979-778-8850

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77842
979-268-3195

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

Received
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Development & Engineering
Services
Development & Engineering
Services



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